

CERTIFICATE OF SURVEYING ACCURACY:
I, DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A BOUNDARY SURVEY
MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS
SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION,
TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL
MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM
STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION:

PROPERTY LINE ADJUSTMENT

CERTIFICATE OF APPROVAL:
PURSUANT TO THE TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER
CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY
ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE
SAID RULES AND REGULATIONS.

DATE OF EXECUTION:

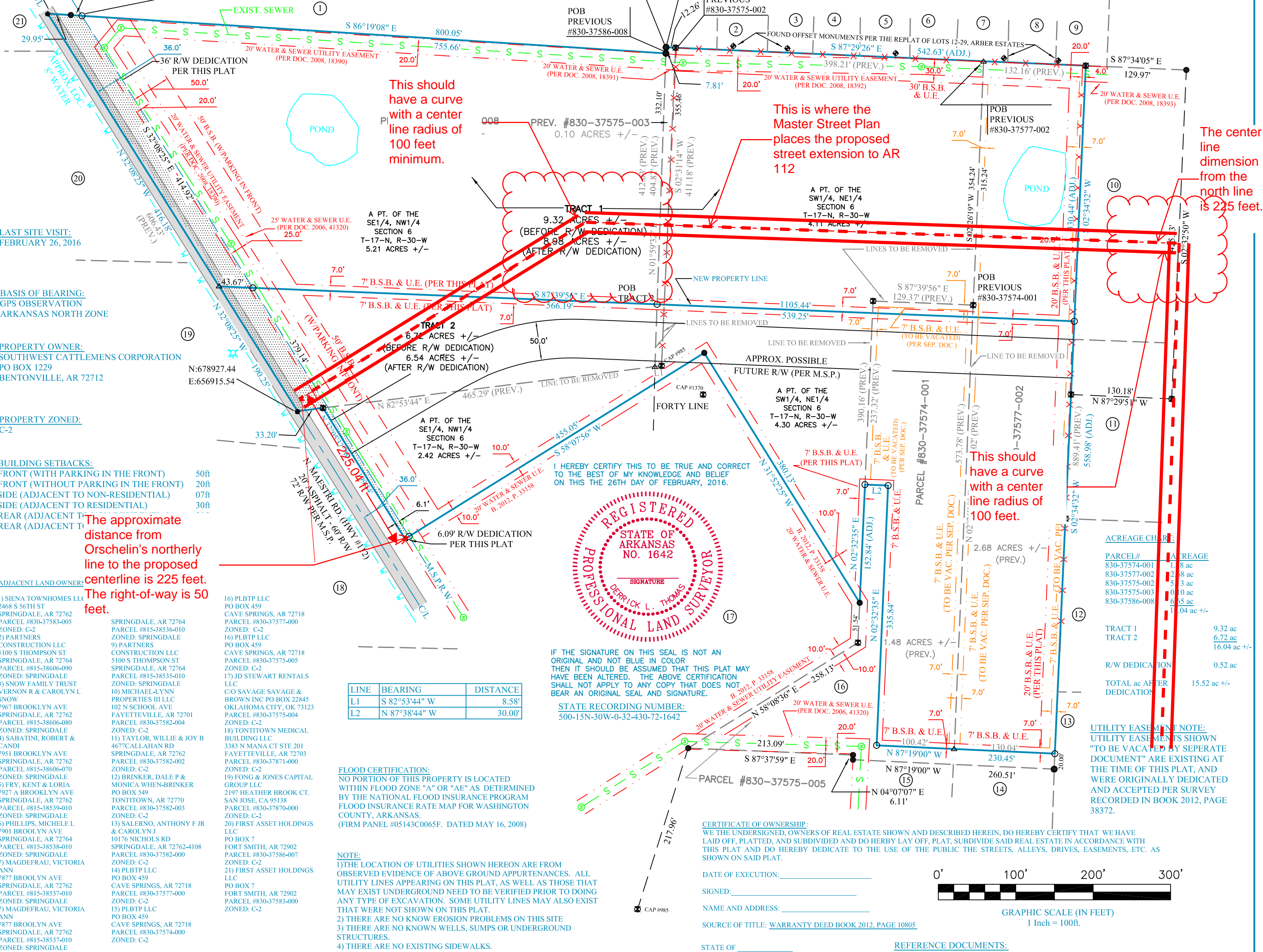
SIGNED:
TONTITOWN PLANNING COMMISSION CHAIRMAN
SIGNED:
MAYOR, CITY OF TONTITOWN
SIGNED:
RECORDER/TREASURER, CITY OF TONTITOWN

SIGNED: DERRICK THOMAS NO. 1642, STATE OF ARKANSAS

REFERENCE MONUMENTS:

1) N 16°27'13" E 30.75' TO A 6" ELM TREE
N 33°37'37" E 23.64' TO A FENCE CORNER
S 49°49'12" E 29.55' TO A SANITARY SEWER MANHOLE

POB
AREA OF M.S.P.R.W. DEDICATION -
0.52 ACRES +/- (PER THIS PLAT)



LAST SITE VISIT:
FEBRUARY 26, 2016

BASIS OF BEARING:
GPS OBSERVATION
ARKANSAS NORTH ZONE

PROPERTY OWNER:
SOUTHWEST CATTLEMENS CORPORATION
PO BOX 1229
BENTONVILLE, AR 72712

PROPERTY ZONED:
C-2

BUILDING SETBACKS:
FRONT (WITH PARKING IN THE FRONT) 50ft
FRONT (WITHOUT PARKING IN THE FRONT) 20ft
SIDE (ADJACENT TO NON-RESIDENTIAL) 07ft
SIDE (ADJACENT TO RESIDENTIAL) 30ft
REAR (ADJACENT TO NON-RESIDENTIAL) 07ft
REAR (ADJACENT TO RESIDENTIAL) 30ft

ADJACENT LAND OWNERS:

- SIENA TOWNHOMES LLC
2468 S 56TH ST
SPRINGDALE, AR 72762
PARCEL #830-37583-005
ZONED: C-2
- PARTNERS
CONSTRUCTION LLC
5100 S THOMPSON ST
SPRINGDALE, AR 72764
PARCEL #815-38606-090
ZONED: SPRINGDALE
- SNOW FAMILY TRUST
VERNON R & CAROLYN L
SNOW
7967 BROOKLYN AVE
SPRINGDALE, AR 72762
PARCEL #815-38606-080
ZONED: SPRINGDALE
- SABATINI, ROBERT &
CANDI
7951 BROOKLYN AVE
SPRINGDALE, AR 72762
PARCEL #815-38606-070
ZONED: SPRINGDALE
- FREY, KENT & LORIA
7927 A BROOKLYN AVE
SPRINGDALE, AR 72762
PARCEL #815-38539-010
ZONED: SPRINGDALE
- PHILLIPS, MICHELE L
7901 BROOKLYN AVE
SPRINGDALE, AR 72764
PARCEL #815-38539-010
ZONED: SPRINGDALE
- MAGDERAU, VICTORIA
ANN
7877 BROOKLYN AVE
SPRINGDALE, AR 72762
PARCEL #815-38537-010
ZONED: SPRINGDALE
- 7877 BROOKLYN AVE
SPRINGDALE, AR 72762
PARCEL #815-38537-010
ZONED: SPRINGDALE

RIGHT-OF-WAY DEDICATION PER THIS PLAT:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE EAST MASTER STREET PLAT RIGHT-OF-WAY OF NORTH MAESTRI ROAD WHICH IS S 01°59'32" W 7.81' AND N 86°19'08" W 755.66' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S 32°08'25" E 794.06', THENCE LEAVING SAID RIGHT-OF-WAY S 58°07'56" W 6.09', THENCE N 32°05'37" W 199.54', THENCE S 82°53'44" W 33.20', THENCE N 32°08'25" W 606.43', THENCE S 86°19'08" W 44.39' TO THE POINT OF BEGINNING, CONTAINING 0.52 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTIONS:

PREVIOUS PARCEL #830-37574-001:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S 87°29'26" E 410.47' AND S 02°26'19" W 315.24' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 02°26'19" W 573.78', THENCE N 87°19'00" W 100.42', THENCE N 02°32'35" E 335.84', THENCE N 87°38'44" W 30.00', THENCE N 02°32'35" E 237.32' TO AN EXISTING REBAR, THENCE S 87°39'56" E 566.19' TO THE POINT OF BEGINNING, CONTAINING 1.48 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #830-37577-002:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 87°29'26" E 410.47' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87°29'26" E 132.16' TO AN EXISTING REBAR, THENCE S 02°34'32" W 889.41', THENCE N 87°19'00" W 130.04', THENCE N 02°26'19" E 889.02' TO THE POINT OF BEGINNING, CONTAINING 2.68 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #830-37575-002:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS S 87°29'26" E 12.26' FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE S 87°29'26" E 398.21', THENCE S 02°26'19" W 315.24' TO AN EXISTING REBAR, THENCE N 87°39'56" W 129.37', THENCE N 02°32'35" E 390.16', THENCE N 31°52'25" W 380.13' TO AN EXISTING REBAR, THENCE S 58°07'56" W 455.05', THENCE N 32°05'37" W 199.54' TO AN EXISTING REBAR, THENCE N 82°53'44" E 440.67', THENCE N 02°31'14" E 411.18' TO THE POINT OF BEGINNING, CONTAINING 5.13 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #830-37575-003:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 87°29'26" E 12.26' TO AN EXISTING REBAR, THENCE S 02°31'14" W 411.18' TO AN EXISTING REBAR, THENCE S 82°53'44" E 8.58', THENCE N 01°59'32" E 412.63' TO THE POINT OF BEGINNING, CONTAINING 0.10 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PREVIOUS PARCEL #830-37586-008:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 01°59'32" W 7.81' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S 01°59'32" W 404.82', THENCE S 82°53'44" W 465.29' TO AN EXISTING COTTON SPINDLE, THENCE N 32°08'25" W 606.43' TO AN EXISTING COTTON SPINDLE, THENCE S 86°19'08" E 800.05' TO THE POINT OF BEGINNING, CONTAINING 6.65 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 01°59'32" W 332.10' FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE S 87°39'56" E 539.25', THENCE S 02°34'32" W 558.98', THENCE N 87°19'00" W 30.00', THENCE S 02°32'35" E 335.84', THENCE N 87°52'25" W 380.13' TO AN EXISTING REBAR, THENCE S 58°07'56" W 455.05', THENCE N 32°05'37" W 199.54', THENCE S 82°53'44" W 33.20', THENCE N 32°08'25" W 190.25', THENCE S 87°39'56" E 566.19' TO THE POINT OF BEGINNING, CONTAINING 6.72 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

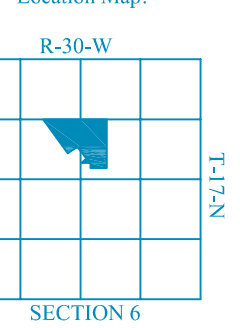
ADJUSTED TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S 01°59'32" W 332.10' FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND RUNNING THENCE S 87°39'56" E 539.25', THENCE S 02°34'32" W 558.98', THENCE N 87°19'00" W 30.00', THENCE S 02°32'35" E 335.84', THENCE N 87°52'25" W 380.13' TO AN EXISTING REBAR, THENCE S 58°07'56" W 455.05', THENCE N 32°05'37" W 199.54', THENCE S 82°53'44" W 33.20', THENCE N 32°08'25" W 190.25', THENCE S 87°39'56" E 566.19' TO THE POINT OF BEGINNING, CONTAINING 6.72 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FOR USE AND BENEFIT OF:
DEMARCHITECTURE
ADDRESS:
CITY OF TONTITOWN
WASHINGTON COUNTY, ARKANSAS
DATE: 03/15/2016 SCALE: 1"=100'
LOCATION: SECTION: 06
TOWNSHIP: 17 NORTH
RANGE: 30 WEST
PASCHAL HEATING AND AIR
PROPERTY LINE ADJUSTMENT

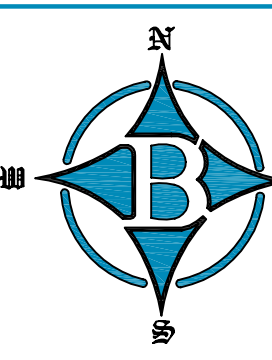
Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects
2230 S. Pleasant Ridge Dr. - Fayetteville, Arkansas 72704 - 479.442.9350 - Fax 479.521.9350
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Location Map:



LEGEND:

- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- ADJOINING PROPERTY OWNER
 - SET 5/8" REBAR/CAP
 - COMPUTED POINT
 - FOUND COTTON SPINDLE
 - FOUND 1/2" REBAR
 - FOUND 5/8" REBAR/CAP
 - FIRE HYDRANT
 - SANITARY SEWER MH
 - BOUNDARY LINE (MEASURED)
 - BOUNDARY LINE (EXISTING)
 - FORTY LINE/TIE LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - WATER LINE
 - SEWER LINE
 - FENCE
 - BUILDING SETBACK
 - UTILITY EASEMENT



This Property Line Adjustment has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tontitown City Engineer, March 16, 2016

